

STANDARD URBAN STORMWATER MITIGATION PLAN (SUSMP)

FOR

**TENTATIVE TRACT NO. 66059
BEING A SUBDIVISION OF A PORTION OF LOT 4 OF TRACT NO. 3160, AS
PER MAP RECORDED IN BOOK 32, PAGE 72 OF MAPS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY
APN 8664-017-004
CITY OF LA VERNE**

AT

**5725 OLD WHEELER ROAD
LA VERNE, CALIFORNIA**

Prepared for:

**HUGHES HOMES
P.O. BOX 336
GLEN DORA, CA 91741-4602
(626) 862-7616**

Prepared by:

**LARRY M. PAGE, R.E.A.
GREEN TREE ENVIRONMENTAL MANAGEMENT
P.O. Box 9454
ALTA LOMA, CALIFORNIA 91701-9454
(909) 228-2225**

**Date Prepared:
JULY 10, 2007**

**WDID No.
419c344643**

Section Two

2.0 PROJECT DESCRIPTION

The subject redevelopment site is 5.79 acres located at 5725 Old Wheeler Road in the City of La Verne, County of Los Angeles, State of California. The APN for this site is 8664-017-004. The site previously consisted of a privately owned citrus grove with a family residence, barn, and equipment storage areas.

This project consists of constructing fourteen new single-family homes in Wheeler Canyon. The existing surrounding community consists of single-family homes.

Stormwater mitigation for this project includes a series of 4" pcc drainage swales that direct stormwater runoff to eight filtered dry well drains along the southern border of the project. The dry-well drains consist of Jensen Precast 1212HDI catch basins utilizing Kristar Flogard Plus FGP-12F filtration and Mirafi Filter Cloth along the outside of an 8" PVC perforated pipe. Dry-well drain details are provided on Precise Grading Plan Sheet 2 of 6. Stormwater runoff is directed from the dry-well drains via 8" stormdrain pipe to the Los Angeles County storm drain system along Chestnut Road and Acorn Drive. A Jensen Precast 1616HDI catch basin will be installed in the southwestern portion of the project, west of Acorn Drive and is noted as Item #3 on Precise Grading Plan Sheet 3 of 6 for specific placement. Flow from this catch basin is directed via 8" storm drain pipe to a Triton TDAMPK parkway drain installed at the north-westerly corner of the Chestnut Road and Acorn Drive intersection. This detail is found on Precise Grading Plan Sheet 3 of 6 as Item #5. This parkway drain outlets onto Chestnut Road. Excess runoff from this project flows to the Los Angeles County storm drain system along Chestnut Road and Acorn Drive and is channeled in a southerly direction eventually reaching Puddingstone Channel.

The proposed project will not alter drainage patterns on the site or the surrounding area. The storm water discharge points will not divert runoff from existing conditions. There will be an increase to the amount of impervious area due to the construction, which will be mitigated by the eight dry-well drains included in the site design. The private road within this project, Worden Road, shall be maintained by the Home Owner's Association.

WATER POLLUTION CONTROL DRAWING

ROAD (S) NR N P/L HSE #5888

1995 ADJ. ELEV. = 1283.078

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)/WET WEATHER EROSION CONTROL PLAN (WWECF) GENERAL NOTES:

1. In case of emergency, call Hughes Homes at (626) 852-7616.
2. A stand-by crew for emergency work shall be available at all times during the rainy season (November 1 to April 15). Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.
3. Erosion control shown on this plan may be removed when approved by the Building Official if the grading operation has progressed to the point where they are no longer required.
4. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day. All loose soils and debris that may create a potential hazard to off-site property shall be stabilized or removed from the site on a daily basis.
5. All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.
6. A guard shall be posted on the site whenever the depth of water in any device exceeds two feet. The device shall be drained or pumped dry within 24 hours after each rainstorm. Pumping and draining of all basins and drainage devices must comply with the appropriate BMP for dewatering operations.
7. The placement of additional devices to reduce erosion damage and contain pollutants within the site is left to the discretion of the Field Engineer. Additional devices as needed shall be installed to retain sediments and other pollutants on site.
8. Desilting basins may not be removed or made inoperable between November 1 and April 15 of the following year without the approval of the Building Official.
9. Storm Water Pollution and Erosion Control devices are to be modified, as needed, as the project progresses, the design and placement of these devices is the responsibility of the field engineer. Plans representing changes must be submitted for approval if requested by the Building Official.
10. Every effort should be made to eliminate the discharge of nonstorm water from the project sites at all times.
11. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wing.
12. Stockpiles of earth and other construction-related material must be protected from being transported from the site by the forces of wind or water.
13. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
14. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
15. Developers/contractors are responsible to inspect all Erosion Control Devices and BMP's are installed and functioning properly if there is a 40% chance of 0.25 inches or greater of predicted precipitation, and after actual precipitation. A construction-site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official (copies of the self-inspection check list and inspection logs are available upon request).
16. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
17. Sediments and other material may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
18. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
19. As the architect/engineer of record, I have selected appropriate BMP's to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMP's must be installed, monitored, and maintained to ensure their effectiveness. The BMP's not selected for implementation are redundant or deemed not applicable to the proposed activity.

Civil Engineers/Architects Signature

Date

20. The following notes must be on the plan (or submitted as a separate document - prior to plan approval).

As the project owner or authorized agent of the owner, I have read and understand the requirements to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements. I, or my representative, contractor, developer, or Engineer will make certain that all BMP shown on this plan will be fully implemented, and all erosion control devices will be kept clean and functioning. Periodic inspection of the BMP's will be conducted and a current log, specifying the exact nature of the inspection and any remedial measures, will be kept at the construction site at all times and will be available for the review by the Building Official.

As the project owner or authorized agent of the owner, "I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/or inaccurate information, failing to update the Local SWPPP to reflect current conditions, or failing to properly and/or adequately implement the Local SWPPP may result in revocation of grading and/or other permits or other sanctions provided by law".

Owner or Authorized Representative (Permittee)

Date

21. The following BMP from the "California Storm Water BMP Construction Handbook" - January 2003, must be implemented for all construction activities as applicable. BMP's from the "California Storm Water BMP Handbook" - March 1993 may be used if detail is indicated.

EROSION CONTROL

EC-1 SCHEDULING

TEMPORARY SEDIMENT CONTROL

SE-1 SILT FENCE

SE-2 SEDIMENT BASIN

SE-4 CHECK DAM

SE-6 GRAVEL BAG BARRIER

SE-7 STREET SWEEPING AND VACUUMING

SE-8 SANDBAG BARRIER

SE-10 STORM DRAIN INLET PROTECTION

WIND EROSION CONTROL

WE-1 WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

TO-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

TO-3 ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

NS-1 WATER CONSERVATION PRACTICES

NS-3 PAVING AND GRADING OPERATIONS

NS-6 ILLICIT CONNECTION/DISCHARGE

NS-8 VEHICLE AND EQUIPMENT CLEANING

NS-9 VEHICLE AND EQUIPMENT FUELING

NS-10 VEHICLE AND EQUIPMENT MAINTENANCE

NS-12 CONCRETE CURING

NS-13 CONCRETE FINISHING

NS-14 MATERIAL AND EQUIPMENT USE

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

WM-1 MATERIAL DELIVERY AND STORAGE

WM-2 MATERIAL USE

WM-5 SOLID WASTE MANAGEMENT

WM-3 STOCKPILE MANAGEMENT

WM-6 HAZARDOUS WASTE MANAGEMENT

WM-8 CONCRETE WASTE MANAGEMENT

WM-9 SANITARY/SEPTIC WASTE MANAGEMENT

* The above notes and BMP's as outlined in, but not limited to, the BMP Handbook, California Stormwater Quality Association, California 2003, or the latest revised edition, may apply during the construction of this project (additional measures may be required if deemed appropriate by county inspectors).